

# GENERAL NOTES

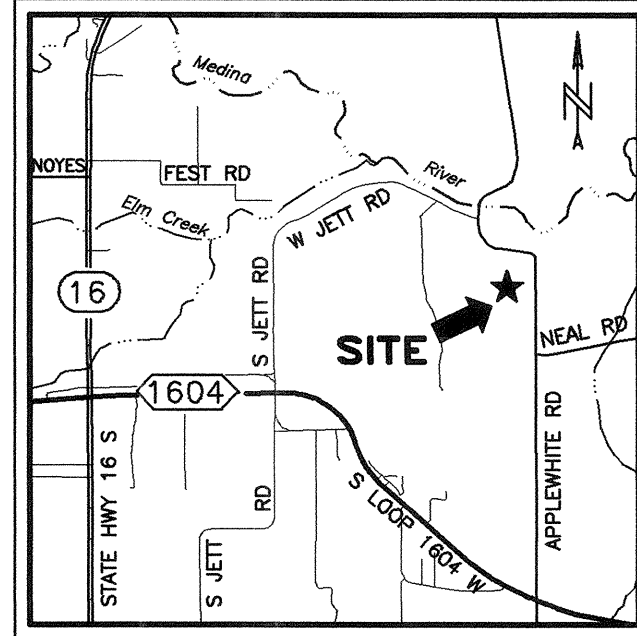
1. o - INDICATES PROPERTY CORNER
2. EXISTING CONTOUR LINES ARE SHOWN AT AN INTERVAL OF 1 FOOT.
3. BASIS OF BEARINGS: VOLUME 9834, PAGE 1757 D/R.
4. STATE PLANE COORDINATES WERE DERIVED FROM STATION SAN ANTONIO RRP PID AY2157. TO OBTAIN SURFACE COORDS. USE A SCALE FACTOR OF 0.99984. (REF: VOLUME 9543, PAGE 214).

# IMPACT FEE PAYMENT DUE:

THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND / OR WASTEWATER SERVICE CONNECTION.

# STREETSCAPE NOTE

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.



LOCATION MAP

NOT TO SCALE

SCALE: 1"=200'



## SUBDIVISION PLAT ESTABLISHING APPLEWHITE SUBDIVISION

98.15 ACRES OUT OF COUNTY BLOCK 4187, BEXAR COUNTY TEXAS. OUT OF THE CON. EL PASO IRRIGATION AND MANUFACTURING SURVEY NO. 92.1, ABSTRACT 169, BEING OUT OF A 111.325 ACRE TRACT RECORDED IN VOLUME 9834, PAGE 1757, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



**SIA ENGINEERING, INC.**  
438 W. MAPLEWOOD  
SAN ANTONIO, TEXAS 78216-6203  
(210) 341-5500 FAX (210) 308-0662

JOB NO.:  
DATE: MAY 07, 2004

11.247 Acres  
BETTY P. HOYLE  
(Vol. 10012, Pg. 1238 D/R)

## PLAT NO.

THIS PLAT OF **APPLEWHITE SUBDIVISION**

HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SUBDIVIDER/OWNER: **LA NUEVA BODEGA, LLC**  
4115 MEDICAL DR., #200  
SAN ANTONIO, TEXAS 78229

DULY AUTHORIZED AGENT  
**FERMIN RAJUNOV**  
4115 MEDICAL DR., #200  
SAN ANTONIO, TEXAS 78229

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

STATE OF TEXAS  
COUNTY OF BEXAR

REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

## WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

## C.P.S. NOTE:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS' ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

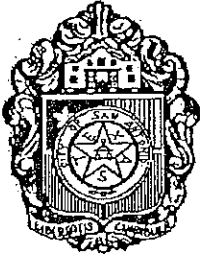
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT \_\_\_\_\_ M.  
AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_,  
AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF.  
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY \_\_\_\_\_  
DEPUTY

VRP# 04-09-173



Permit File # 04-09-173  
City of San Antonio  
Development Services Department  
Vested Rights Permit/Consent Agreement  
APPLICATION

Permit File: # 04-09-173  
Assigned by city staff

Date: 8/26/04

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. *If application completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fees.

*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Fermin Rajunov  
Phone: 615-0200 Fax: 615-0203  
Address: 4115 Medical Drive, Suite 200  
City: San Antonio, State: Texas Zip code: 78254  
Engineer/Surveyor: SIA Engineering, Inc.  
Address: 438 W. Maplewood  
City: San Antonio, State: Texas Zip code: 78216-6203

(b) Name of Project: Applewhite Subdivision

(c) (k) Site location or address of Project and Legal description:  
Southwest of Applewhite Road and Jett Road south of Medina River 98.15 acres  
out of CB 4187, Bexar County, Texas out of the Con. El Paso Irrigation and  
Manufacturing Survey No. 92:1, Abstract 169, being out of 111.325 acre tract  
Recorded in Volume 9834, Page 1757, Real Property records of Bexar County,  
Texas.

04 SEP - 2 7:45  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

Council District \_\_\_\_\_ ETJ ☒ Over Edward's Aquifer Recharge? ( ) yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 4,275,414

(e) Total area of impervious surface, in square feet TBD

(f) Number of residential dwellings units, by type; 350 Single-family

(g) Type and amount of non-residential square footage; Commercial & Industrial (453,024)

(h) Phases of the development, (If Applicable); N/A

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 SEP - 2 AM 7:45

4. What is the date the applicant claims rights vested for this Project? May 11, 2004

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

In process Design of Subdivision

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: Applewhite Subdivision Plat # 040346 Acreage: 8.1

Date submitted: May 11, 2004 Expiration Date: Nov. 11, 2006

(Note: Plat must be approved within 18 months of application submittal date).

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 SEP - 2 PM 7:45

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

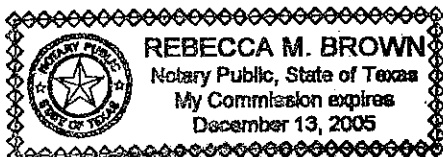
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: FERMIN RAJUNOV, ITS MANAGER Signature: [Signature] Date: 8-30-04

Sworn to and subscribed before me by Fermin Rajunov on this 30th day of August in the year 2004, to certify which witness my hand and seal of office.



Rebecca M. Brown  
Notary Public, State of Texas

**City of San Antonio use**

**Permit File: # 04-08-173**


Assigned by city staff

**Date: 9/28/04**

☒ **Approved**

☐ **Disapproved**

Review By: \_\_\_\_\_

  
Development Services Department

Date: \_\_\_\_\_

Comments: Recommend that vested rights be approved effective July 9, 2004 for single-family and commercial uses as depicted on the plat application (no industrial uses are shown on the plat but such uses are identified in the application) on the approximately 4.9 acres depicted in the plat provided with the application.

**Vested Rights are only approved for lawful uses at the time of vesting. If the uses depicted on the plat are not permitted under section 43.002 of the Texas Local Government Code or other provisions of law, vested rights for the project depicted on the plat are not approved.**

**This is NOT approval of non-conforming rights nor any rights to a continuation of use under Section 43.002 of the Texas Local Government Code.**